

Recorded: 10/8/2024 at 3:17:11.0 PM
County Recording Fee: \$37.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$40.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 2544

PREPARED BY and RETURN TO:

Stacey Harding
Andrew C. Sigerson, P.C., L.L.O.
9859 S. 168th Ave.
Omaha, NE 68136
(402) 505-5400

TAX STATEMENT TO:

Martin D. Krogmann, Trustee
1057 130th Street
Dundee, IA 52038

TRUSTEE WARRANTY DEED

For the Consideration of One Dollar and other valuable consideration, MARTIN D. KROGMANN, JAMES J. KROGMANN, and GARY L. KROGMANN, Successor Trustees of the JAMES N. KROGMANN LIVING TRUST, dated January 25, 2018, GRANTOR(S), do hereby convey to MARTIN D. KROGMANN and ALEXIS KROGMANN, Trustees, under the MARTIN D. KROGMANN TRUST SHARE, dated February 27, 2024, GRANTEE(S) the following described real estate in Delaware County, Iowa:

The Northwest Quarter of the Southeast Quarter (NW $\frac{1}{4}$ SE $\frac{1}{4}$); the Southwest Quarter of the Southwest Quarter (SW $\frac{1}{4}$ SW $\frac{1}{4}$); the North Half of the Southwest Quarter (N $\frac{1}{2}$ SW $\frac{1}{4}$), EXCEPT that part of the Northwest Quarter of the Southwest Quarter (NW $\frac{1}{4}$ SW $\frac{1}{4}$) lying West of the public road in Section 17; the South 14/40 of the Northeast Quarter of the Southeast Quarter (NE $\frac{1}{4}$ SE $\frac{1}{4}$); the Southeast Quarter of the Southeast Quarter (SE $\frac{1}{4}$ SE $\frac{1}{4}$) EXCEPT that parcel described as commencing at the Southeast corner of the Northeast Quarter of the Southeast Quarter (NE $\frac{1}{4}$ SE $\frac{1}{4}$), thence North 462 feet, thence West 97 feet, thence Southeasterly to the point of beginning in Section 18, all in Township 90 North, Range 6 West of the 5th P.M., Delaware County, Iowa; AND

The West Half of the Southeast Quarter (W $\frac{1}{2}$ SE $\frac{1}{4}$) and the Southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$ SW $\frac{1}{4}$) of Section 18, and the Northwest Quarter of the Northeast Quarter (NW $\frac{1}{4}$ NE $\frac{1}{4}$), EXCEPT commencing at a point 2 rods West of the Southeast corner of said Northwest Quarter of the Northeast Quarter (NW $\frac{1}{4}$ NE $\frac{1}{4}$), and running thence West 78 rods to the Southwest corner of said Northwest Quarter of the Northeast Quarter (NW $\frac{1}{4}$ NE $\frac{1}{4}$), thence North 2 rods, thence East 78 rods, thence South 2 rods to the point of beginning, and the East 2 rods of the Southwest Quarter of the Northeast Quarter (SW $\frac{1}{4}$ NE $\frac{1}{4}$), all in Section 19, Township 90 North, Range 6 West of the 5th P.M., Delaware County, Iowa.

Subject to a Life Estate interest conveyed to Jean Krogmann for the Residence that sits upon the above-described legal description, more specifically located at 1289 110th Avenue, Dundee, IA 52038. The life tenant shall be responsible for all repairs, maintenance, upkeep and real estate taxes and assessments for the Residence only.

EXEMPT FROM TRANSFER TAX IOWA Code 428A.2 (21)

Iowa Land Title Standard 4.7 Purchases' showing: The affirmative act of accepting and recording this deed by Grantees represents its reliance upon the Trustee's statements contained herein. The Grantees affirmatively represent they have no knowledge of any adverse claim against the Trustee or the Trust.

The grantor hereby covenants with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that grantor has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above state; and grantor covenants to warrant and defend the real estate against the lawful claims of all person, except as may be stated above.

The grantor further warrants to the grantees all of the following: That the Trust pursuant to which the transfer is made is duly executed and in existence; that to the knowledge of the grantor the person creating the Trust was under no disability or infirmity at the time the Trust was created; that the transfer by the trustee to the grantees is effective and rightful; and that the trustee knows of no facts or legal claims which might impair the validity of the Trust of the validity of the transfer.

Words and phrases herein, including the acknowledgement hereof, shall be construed as in the singular or plural number, according to the context.

EXECUTED this 16 day of September, 2024

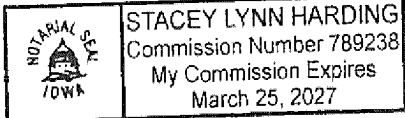
Martin D. Krogmann

MARTIN D. KROGMANN, Successor Trustee of the
MARIAN E. KROGMANN LIVING TRUST, dated
January 25, 2018, Grantor

STATE OF IOWA)
) ss.
COUNTY OF HARDIN)

This instrument was acknowledged before me on this 16th day of September, 2024, by MARTIN D. KROGMANN, Successor Trustee of the MARIAN E. KROGMANN LIVING TRUST, dated January 25, 2018.

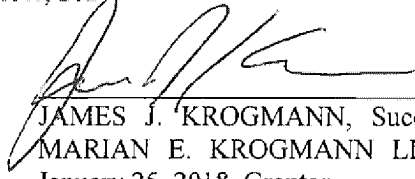
Witness my hand and official seal.
My commission expires: 3/25/2027



Stacey Lynn Harding

Notary Public

EXECUTED this 16 day of September, 2024

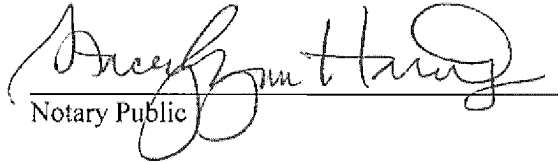
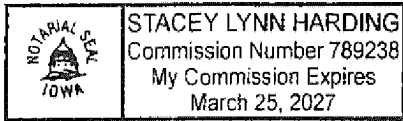


JAMES J. KROGMANN, Successor Trustee of the
MARIAN E. KROGMANN LIVING TRUST, dated
January 25, 2018, Grantor

STATE OF IOWA)
) ss.
COUNTY OF HARDIN)

This instrument was acknowledged before me on this 16th day of September, 2024, by JAMES J. KROGMANN, Successor Trustee of the MARIAN E. KROGMANN LIVING TRUST, dated January 25, 2018.

Witness my hand and official seal.
My commission expires: 3/25/2027


Notary Public

EXECUTED this 16 day of September, 2024

Gary L. Krogmann
GARY L. KROGMANN, Successor Trustee of the
MARIAN E. KROGMANN LIVING TRUST, dated
January 25, 2018, Grantor

STATE OF IOWA)
) ss.
COUNTY OF HARDIN)

This instrument was acknowledged before me on this 16th day of September, 2024, by GARY L. KROGMANN, Successor Trustee of the MARIAN E. KROGMANN LIVING TRUST, dated January 25, 2018.

Witness my hand and official seal.
My commission expires: 3/25/2027

Stacey Lynn Harding
Notary Public

